



# Parkfields

Estates



## Wentworth Road , Southall, UB2 5TX

Nestled on the sought-after Wentworth Road in Southall, this mid-terrace house presents a fantastic opportunity for first-time buyers looking to make their mark in the property market. The home boasts the added benefit of off-street parking, a rare find in this vibrant area, ensuring convenience for you and your guests.

While the property does require some updating and plenty of scope to extend subject to the usual consents. It offers a blank canvas for you to create your ideal living space. The potential to personalise and enhance the home to your taste is an exciting prospect for those eager to invest in their future.

With no onward chain, you can enjoy a smooth and swift transition into your new home, allowing you to settle in without the usual delays associated with property transactions.

This charming house is perfectly positioned to take advantage of the local amenities and transport links that Southall has to offer, making it an ideal choice for those seeking both comfort and accessibility. Don't miss out

Asking Price £495,000

# 149 Wentworth Road

, Southall, UB2 5TX



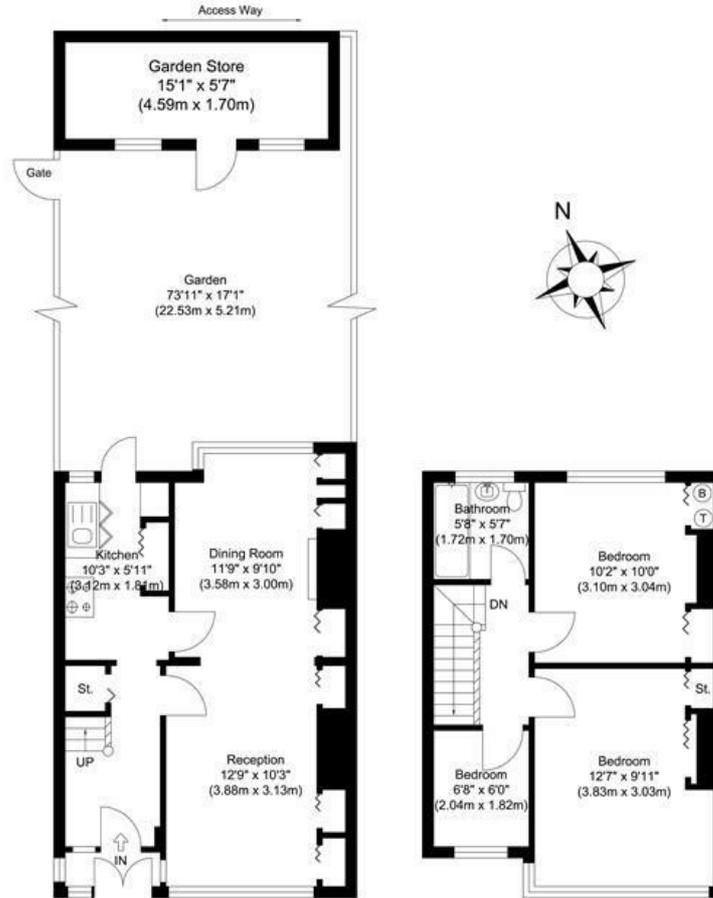
- MID TERRACE
- KITCHEN
- POPULAR WENTWORTH ROAD LOCATION
- NO CHAIN
- THREE BEDROOMS
- BATHROOM/WC
- IDEAL FOR LONDON HEATHROW AIRPORT
- OPEN PLAN RECEPTION
- OFF STREET PARKING
- SCOPE TO EXTEND (STPP)



Directions



# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 387.28 sq. ft.  
 (35.98 sq. m)

**First Floor**  
 Approximate Floor Area  
 360.48 sq. ft.  
 (33.49 sq. m)

**Total Gross Internal Area (Including Garden Store)**  
 831.72 sq. ft.  
 (77.27 sq. m)

**Total Gross Internal Area (Excluding Garden Store)**  
 747.76 sq. ft.  
 (69.47 sq. m)

## Wentworth Road, Southall, UB2

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	80
EU Directive 2002/91/EC			